



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held January 25, 2005, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and to consider and certify that the Environmental Impact Report (EIR) as revised by the Final Additional Analysis concerning water supply and the Western Spadefoot Toad for the project known as West Creek has been completed in compliance with the California Environmental Quality Act (CEQA), State and County Guidelines and the Court directives in the litigation challenging the Project and reflects the independent judgment and analysis of the County; adopt the revised Mitigation Monitoring Program incorporated in the revised EIR, finding that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and adopt the revised CEQA Findings and Statement of Overriding Considerations for the project located in the northern portion of unincorporated County area and within the County's Santa Clarita Valley Planning Area, Newhall Zoned District, petitioned by Newhall Land and Farming Company: **[This hearing is being conducted pursuant to a writ of mandate issued by the California Superior Court in Santa Barbara directing the County to vacate certification of the West Creek Final EIR, and ordering the water supply analysis, the cumulative impacts analysis for water supply and demand, and any other analysis related to water supply and demand contained in the EIR be revised.]**

General-Plan and Sub-Plan Amendment Case Nos. 98-008-(5), an amendment to the Los Angeles Countywide General Plan and the Santa Clarita Valley Areawide Plan and various policy maps to facilitate construction of the West Creek mixed residential and commercial development project

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Zone Change Case No. 98-008-(5), from A-2-5 to C-2-DP, OS and RPD

Conditional Use Permit Case No. 98-008-(5), to authorize the development within a Significant Ecological Area to ensure compliance with the provisions of the RPD and C-2-DP zones; and to allow development within a Hillside Management area;

Oak Tree Permit Case No. 98-008-(5), to permit the removal of 13 oaks trees

Parking Permit Case No. 98-008-(5), to permit off-site parking facilities for proposed commercial uses

Vesting Tentative Tract Map Case No. 52455-(5), to allow the creation of 1,262 residential lots, 11 commercial lots, 3 lots for recreation areas, 32 lots for paseos, trails and bridge crossings; 110 open space lots and 103 lots containing water tanks, storm water drainage facilities and private streets

All person wishing to testify were sworn in by the Executive Officer of the Board. Ellen Fitzgerald and Joseph Decruyenaere, representing the Department of Regional Planning and Dean Efstathiou, representing the Department of Pubic Works testified. Opportunity was given for interested persons to address the Board. Lynn Plambeck and Dan Masnada addressed the Board. Correspondence was presented.

Supervisor Antonovich made the following statement:

“The project before us today, known as West Creek, is a mixed density residential and commercial project. This Board originally certified the Environmental Impact Report (EIR) and approved the West Creek project on December 19, 2000.

“Following the Board’s approval, a lawsuit was filed, and the court ruled that water service section of the EIR was inadequate. The Court directed the County to revise the water supply analysis in the EIR and prepare additional analysis to include accurate availability and reliability estimates for the State Water Project in wet, average and dry years. The Court also directed the County to revise the EIR’s cumulative impacts analysis for water supply and demand.

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“An entirely new EIR “water section” was prepared, based on the most current available information, and it concludes that there are adequate water supplies to serve the West Creek project as well as future planned growth within the Santa Clarita Valley. The revised EIR also includes a detailed analysis of the project’s impacts on the Western Spadefoot Toad which has been discovered on the project site in a man made retention basin. The Additional Analysis includes measures to mitigate potential impacts upon the Western Spadefoot Toad.

“An extensive discussion was held on the Additional Analysis document in public hearings before the Regional Planning Commission. The Regional Planning Commission voted to recommend recertification of the EIR to this Board.

“At this point, it would be appropriate to direct staff to respond to the environmental comments received to date and to prepare a final environmental document for consideration by the Board.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried, the Board took the following actions:

1. Closed the public hearing with respect to comments received regarding the environmental document;
2. Directed the Regional Planning staff to respond to comments received regarding the environmental document and to prepare the Final Environmental Impact Report for consideration by the Board; and
3. Continued the public hearing to March 22, 2005.

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Copies distributed

Each Supervisor
Director of Public Works
Newhall Land and Farming Company
Lynn Plambeck
Dan Masnada